

BLACKWATER SETTLEMENT AREA APPENDIX 5

HART URBAN CHARACTERISATION AND DENSITY STUDY

CONTENTS		PAGE
5.1	INTRODUCTION	1
5.2	BLACKWATER NORTH NEIGHBOURHOOD AREA (DARBY GREEN, FROGMORE & BLACKWATER)	2
5.3	BLACKWATER SOUTH NEIGHBOURHOOD AREA (HAWLEY)	11

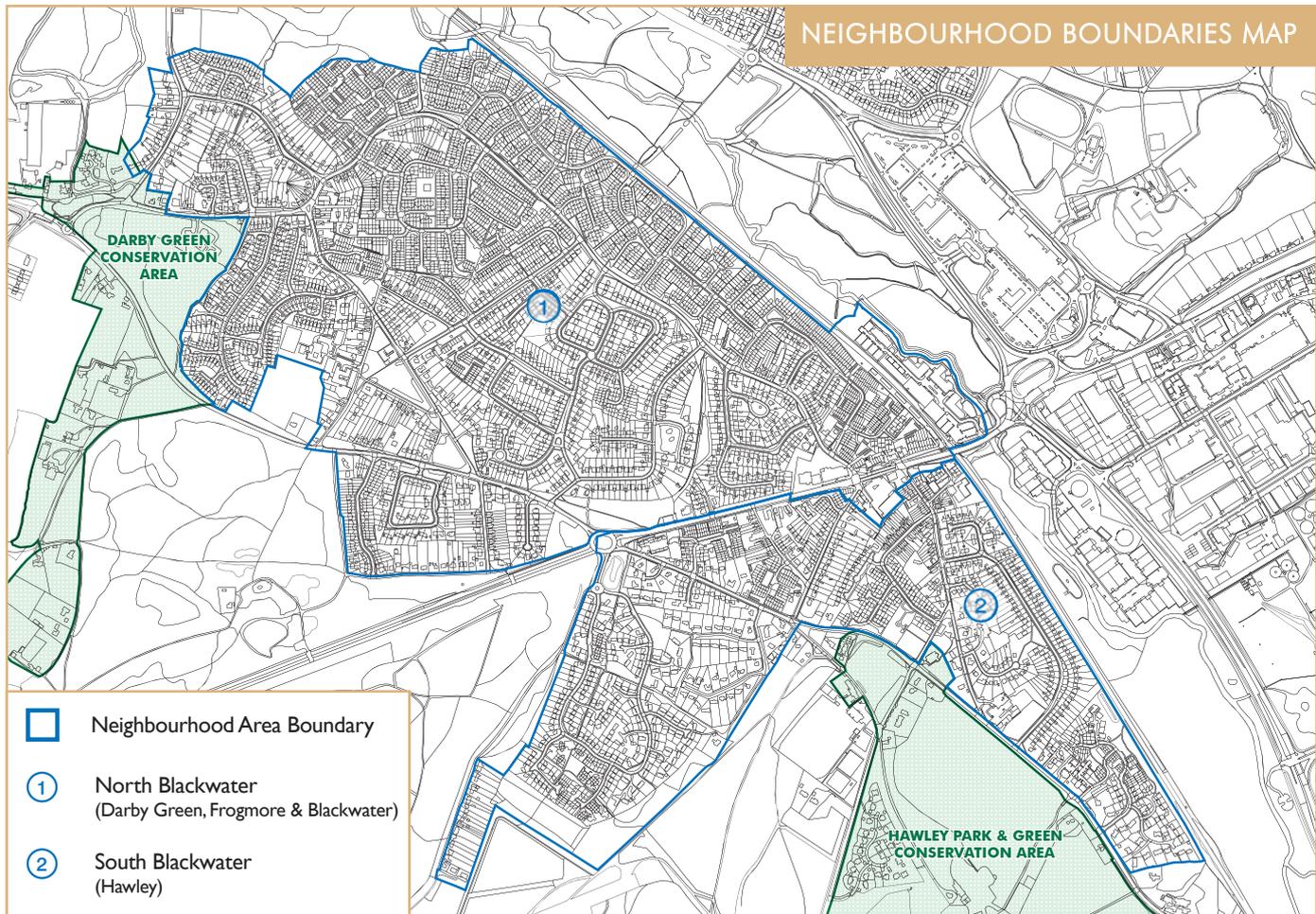
All maps within this document can be downloaded from the Council's website as individual PDFs

5.1 INTRODUCTION

The town of Blackwater, which includes the historic hamlets of Frogmore, Derby Green, and Hawley, is located on the northern boundary of Hart District, about five kilometres north of Farnborough and three kilometres east of Camberley. The River Blackwater flows through the length of the urban area, forming the north eastern boundary to the settlement. Blackwater lies on the old main road westwards out of London, the A30, at the point where it crosses the river. The Meadows Shopping Centre is located just beyond this crossing, which has a large Tesco and Marks & Spencers.

Blackwater's location close to the boundaries with both Berkshire and Surrey mean that it acts as an important 'gateway' into Hart District. Conservation areas at Derby Green and Hawley Park lie to the west and south of Blackwater, beyond the settlement boundary.

There are two Neighbourhood Areas in Blackwater (Blackwater North and Blackwater South), which lie to the either side of the A30. The area to the north of the A30 includes parts of Yateley which due to the definition of the settlement boundary, are contiguous with Derby Green and Frogmore, which ultimately connect into Blackwater Town Centre. The area to the south is principally the historic settlement of Hawley.



5.2 BLACKWATER NORTH NEIGHBOURHOOD AREA (DARBY GREEN, FROGMORE AND BLACKWATER)

LOCATION

This Neighbourhood Area lies to the north of the A30 (London Road) and consists of Blackwater Town Centre and largely 1960s residential estates of houses or bungalows which have now joined up to the older hamlets of Darby Green and Frogmore. The Darby Green Conservation Area lies to the west of this Neighbourhood Area, encompassing a large area of woodland and green open space, with some historic buildings. The western part of this Neighbourhood Area lies within the Parish of Yateley.

HISTORICAL DEVELOPMENT

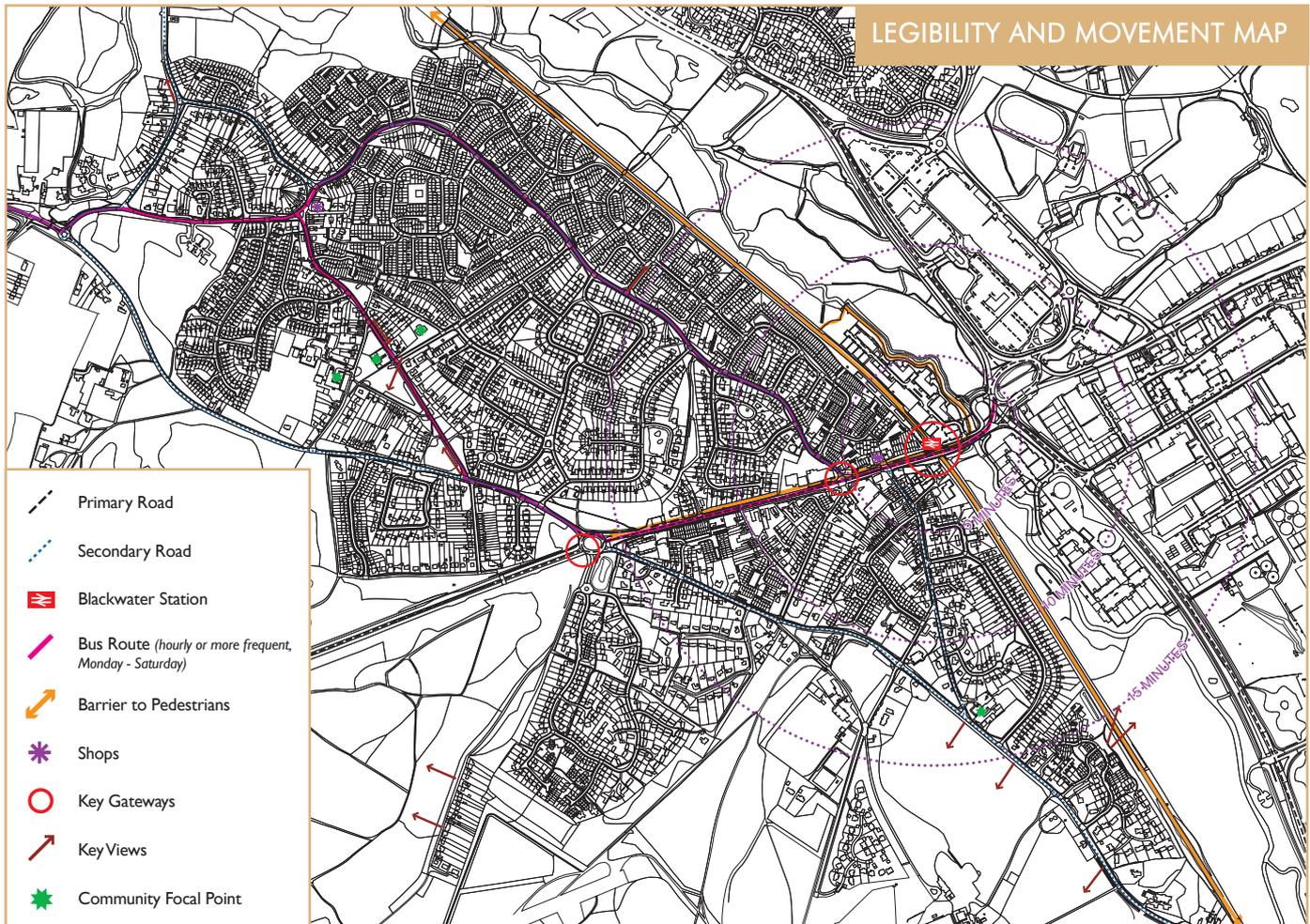
Small rural hamlets developed at Darby Green and Frogmore, probably from the 18th century onwards, and these still retain a distinctive character with groups of late 19th or early 20th century cottages and some more substantial houses of the period, often set in wooded surroundings. However, the earliest building in this Neighbourhood Area appears to be No. 65 Rosemary Lane, a simple two storey brick building with a brick eaves cornice typical of the late 18th century or early 19th century, although Primrose Cottage on the south side of London Road (the A30) may be earlier. Otherwise, the majority of the historic buildings appear to date to between 1890 and 1910. Subsequently, during the 1960s, 1970s and to a lesser extent the 1980s, most of Blackwater between Darby Green, Frogmore and Blackwater Station, was developed with cohesive estates of houses or bungalows. These now largely define the character of the settlement and make up about 80% of this Neighbourhood Area. This was mainly due to the rail connections which link Blackwater to Guildford, Reading, London and Gatwick Airport.



1960s development in Frogmore

GENERAL DESCRIPTION

Blackwater is primarily a residential area with Blackwater Town Centre providing a variety of retail shops, offices, and two public houses, all of which lie close to Blackwater Station, located next to the bridge over the river. The Meadows Business Park lies beyond the station, between the river and the A321. There are sub-areas at Darby Green and Frogmore. Darby Green has a shopping parade, including a Tesco Express, a public house and a small youth centre. Frogmore has some shops, a modern village hall, St Barnabas' Church, a public house, and two junior schools. There is also a modern surgery between the two areas in Frogmore Road.



DESCRIPTION OF THE BLACKWATER NORTH CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

Area A: 1960s terraced houses to north east of Rosemary Lane

- This 1960s residential area backs onto the open spaces of the River Blackwater valley, with attractive views of mature trees
- Sinuous layout of streets which appear to have been built as a cohesive single development
- Buildings are set back from the road with a common building line, providing a spacious feel
- Quite deep front gardens with grass verges, although in many places these have been lost due to car parking
- Buildings are two storeys high and are largely arranged in terraces of four or six houses
- Simple building form, with shallow pitched roofs covered in concrete tiles
- Brown brick with white weatherboarding or tile hanging to the first floors



Typical housing densities: Between 32 and 39 units/hectare

Sensitivity to change: Medium

Area B: 1960s terraced houses around Hearsey Gardens

- This area lies to the north of Rosemary Lane and also backs onto the open spaces and trees of the River Blackwater valley
- Higher density terraced development with curving streets and a series of short cul-de-sacs
- Buildings are set back from the road with a common building line, although many of the front gardens are now used for car parking
- Two storeys high with groups of three, four or five house in each terrace
- Simple building form, with shallow pitched roofs covered in concrete tiles
- Brown brick with brown or green tile hanging
- Neglected garage blocks are a discordant feature



Typical housing densities: 36 units/hectare Sensitivity to change: Medium

Area C: Darby Green

- This is a mixed use area based on Darby Green Road, Sandhurst Road and Rosemary Lane
- A number of simply detailed late 19th or early 20th century cottages or houses, built from red or brown brick with slate roofs and sash windows
- A few shops in 1960s buildings, most notably a Tesco Express



Typical housing densities: 18 Units/hectare
Sensitivity to change: Medium

Area D: Beechnut Drive

- 1960s semi-detached houses of one build, arranged around a cul-de-sac
- Buildings are larger than houses in Character Area B, although the materials are similar



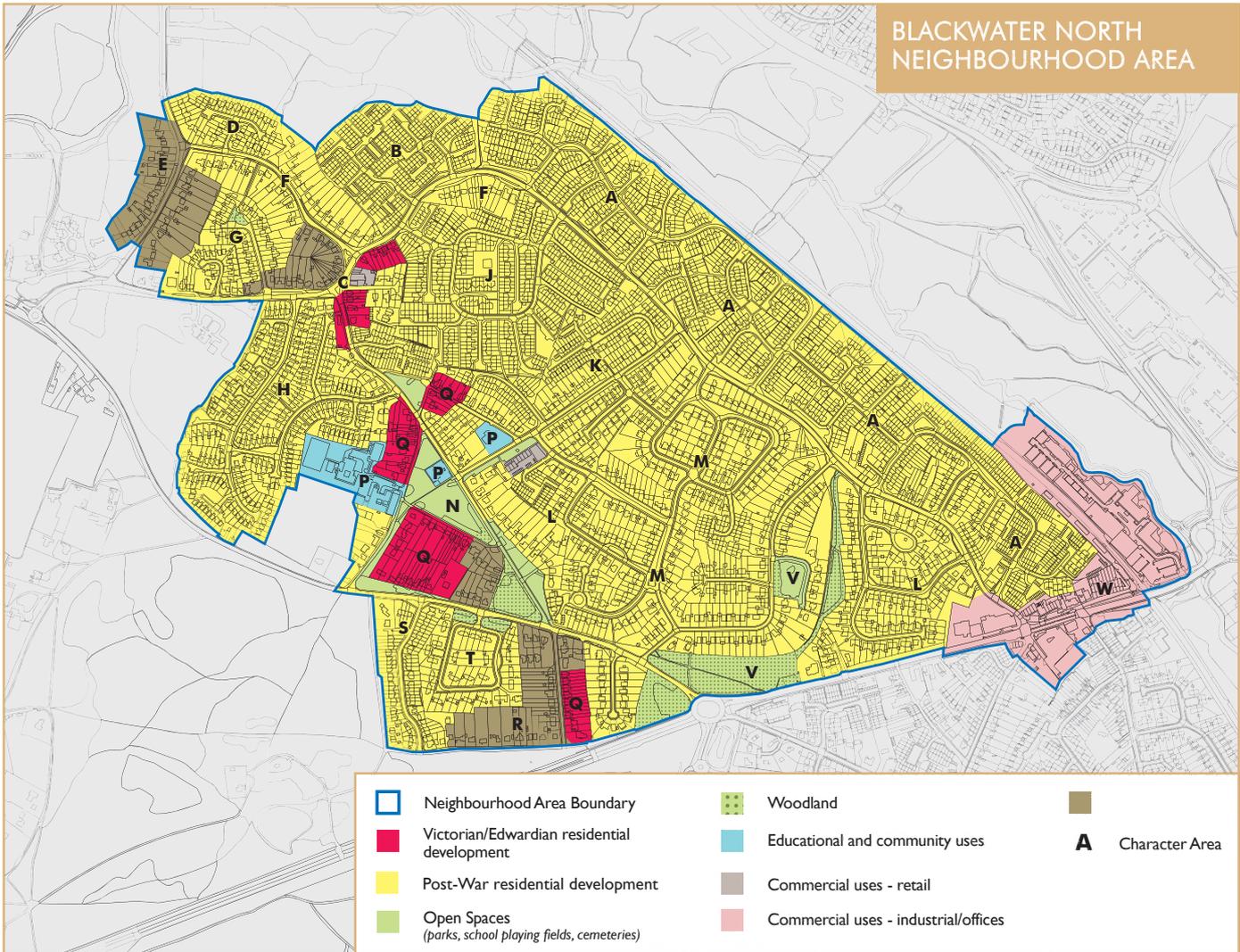
Typical housing densities: 29 units/hectare
Sensitivity to change: Medium

Area E: Properties along Darby Green Lane

- Mixed aged detached houses along Darby Green Lane, which leads northwards into open country associated with the River Blackwater
- Detached houses of varying dates since the 1960s, set back from road to a similar building line with front gardens and planting
- Varied materials but mainly two storeys
- Mature trees at junction with Sandhurst Road provide a pleasantly rural character



Typical housing densities: 15 units/hectare
Sensitivity to change: Medium



Area F: Mixed mainly 1960s development along Sandhurst Road and Rosemary Lane

- Varied 1960s bungalows or detached houses, some of them c1900
- Narrow plots with buildings on common building line set back from the road
- Front gardens are important, although often used in part for car parking
- Shallow pitched roofs usually covered with concrete roofs tiles

Typical housing densities: 15 units/hectare

Sensitivity to change: Medium



Area G: 1960s detached houses based around Woodville Close and Old Farm Drive

- Two separate developments of the 1960s, of two storey houses or chalet bungalows
- Shallow pitched roofs covered in concrete roofs tiles and dormers
- Brown brick with some white painted frontages
- Old Farm Drive is centred on an impressive group of mature trees and a small green

Typical housing densities: 23 units/hectare

Sensitivity to change: Medium

**Area H: 1960s residential estates based on Globe Farm Lane**

- Two storey detached houses dating to the 1960s
- Common building line, set back from road with short front gardens often used for car parking
- Sinuous road layout with a large number of mature trees particularly to back gardens in Globe Farm Lane, where the buildings abut open green space
- Brown brick, shallow pitched concrete tiled roofs, and white painted weather-boarding

Typical housing densities: 26 units/hectare

Sensitivity to change: Medium

**Area J: 1960s houses based on Beaulieu Gardens**

- A cohesive development of the 1960s based on Beaulieu Gardens
- Circular street layout with a number of cul-de-sacs leading off
- Buildings arranged in short terraces
- Two storeys, brown brick with concrete tiled roofs
- Set back from road with front gardens, often converted into car parking

Typical housing densities: 30 units/hectare

Sensitivity to change: Medium



Area K: Bell Lane

- Varied 1960s development of bungalows and two storey houses
- Pale brown brick with concrete tiled roofs
- Row of 1960s shops set back from southern end of Bell Lane with an area of grass and mature trees in front of it
- This area would benefit from improvements to the shops, some of which are vacant



Typical housing densities: 34 units/hectare

Sensitivity to change: Medium

Area L: Meadow Way to Ashley Drive

- Very mixed 1960s development including chalet bungalows and two storey houses
- Ashley Drive has a pleasant leafy character
- Some blocks of garages are negative in their impact



Typical housing densities: 18 units/hectare

Sensitivity to change: Medium

Area M: Rosemary Gardens, Victoria Drive and Park Gardens

- Cohesive estate of mainly detached 1960s houses laid out around two circular streets
- Spacious plots and trees
- Consistent building line, set back from the road



Typical housing densities: Between 15 and 21 units/hectare

Sensitivity to change: High

Area N: The Green

- Attractive green open space surrounded by buildings
- A number of notable trees groups which link down Frogmore Road to Reading Road
- To the south, there are late 19th century cottages, usually paired, built from red brick, sometimes with yellow brick dressings, and pitched slated or tiled roofs and timber sash windows
- On the north east side of The Green is more mixed 20th century development, with detached houses set well back behind hedges and trees, which add to the sylvan qualities of the area
- Some community facilities, including schools, a public house, a church and shops in Bell Lane



Typical housing densities: Between 11 to 18 units/hectare

Sensitivity to change: High

Area P: Frogmore Infant school, Frogmore Junior School, Frogmore Village Hall and St Barnabas' Church

- 1960s Infants and Junior School, and 1980s Village Hall, prominently located on The Green
- School playing ground adds activity at certain times of the day
- St Barnabas' Church in Bell Lane probably dates to the 1970s

Sensitivity to change: Medium



Area Q: Areas of late 19th or early 20th century housing around The Green, Reading Road and Lowlands Road

- Varied cottages and houses face The Green, Reading Road and Lowlands Road
- Use of brown or red brick, slated or tiled roofs, and sash windows
- The large number of mature trees add a pleasantly leafy feel
- These represent the best examples of late 19th or early 20th century cottages in the Blackwater North Neighbourhood Area
- Some loss of front gardens to car parking

Typical housing densities: 15 units/hectare

Sensitivity to change: High



Area R: Mixed development off The Flats

- The Flats is a rural lane defined by woodland to the south
- Very mixed mainly 20th century housing, mostly detached
- Spacious plots with the buildings set back to a fairly common building line
- Traffic noise from the adjoining A30 is evident



Typical housing densities: Between 11 to 15 units/hectare

Sensitivity to change: Medium

Area S: Baileys Close

- Spacious 1960s single development with short front gardens and grass verges
- Brick-built houses, two storeys high, with concrete tiled roofs
- Tile hanging to front and porches
- Buildings are arranged in short terraces



Typical housing densities: 36 units/hectare

Sensitivity to change: Medium

Area T: East Green

- Probably late 1950s cohesive development of two storey brick built houses with tiled roofs
- Sinuous circular street plan with short cul-de-sacs leading off, with neatly laid out bungalows facing each mini-green
- Use of white painted with tiled roofs for the bungalows

Typical housing densities: 16 units/hectare

Sensitivity to change: High

**Area V: Woodland, pond & open green space**

- Areas of dense woodland and green open space
- One section is an SSSI (Site of Special Scientific Interest)
- Attractive pathway links Rosemary Lane with London Road
- The pond at Lakeside is notable for its wildlife, particularly water fowl of varying kinds



Sensitivity to change: High

Area W: Blackwater Town Centre

- Commercial core of Blackwater with a modest range of shops, offices, public houses and restaurants
- Blackwater Station lies to the eastern end of the town centre
- The busy A30 bisects the town centre
- A few late 19th century buildings with most of the buildings dating to the 1960s or later
- None of the buildings are of any architectural merit
- Two supermarkets (Aldi and Lidl) but the close proximity of The Meadows Shopping Centre has clearly had a detrimental effect on the viability of shops in Blackwater Town Centre



Sensitivity to change: Low

DESIGN GUIDANCE FOR THE BLACKWATER NORTH (DARBY GREEN, FROGMORE AND BLACKWATER) NEIGHBOURHOOD AREA

Areas A, B, D, E, F, G, H, J, K, L, M, S

- Most of these mid to late 20th century estates retain their original layout and buildings and any new development should retain or enhance their existing character
- Any replacement buildings must be of a similar scale and height
- The amalgamation of plots might be acceptable subject to fitting in with the general character of the area
- The replacement of individual buildings would be subject to reaching a high quality of design
- Trees and existing landscape features must be retained
- General enhancements might include discouraging any further loss of front gardens for car parking and the redevelopment of obsolete or neglected garage blocks

Areas C, Q and R

- Protect and enhance the rural qualities of these mainly historic areas
- Preserve the late Victorian and Edwardian buildings which make an important contribution to local character and distinctiveness
- Any extensions to these buildings will need to be sensitive to their character and appearance, using matching materials and roof profiles
- The amalgamation of plots for new development will be discouraged
- Any new buildings must be of an appropriate scale and height
- Seek to preserve the use of hedges and trees as front boundaries
- Discourage the loss of front gardens to car parking
- Protect public open space

Areas M and T

- Retain existing plots and the layout of buildings on these plots
- The amalgamation of plots is unlikely to be acceptable as this would detract from the cohesive design of the original estates
- The replacement of individual buildings might be acceptable subject to reaching a high quality of design which does not conflict with the existing character of the area

Area P

- Village hall, church and school

Areas N and V

- These valuable areas must be preserved and the woodland managed as an important local amenity for surrounding housing
- The pond and its wildlife must be protected

Area W

- Blackwater Town Centre retains a number of unattractive modern buildings which would benefit from being redeveloped
- There are a few historic buildings dating to the mid or late 19th century but these have all been heavily altered
- There is no cohesion to the built form and the area is blighted by the busy traffic along the A30 which create serious difficulties to pedestrians
- A long-term strategy to improve the buildings, public realm, and traffic management in the Town Centre is needed
- The adjoining industrial estate is a concise area and contains modern buildings where little change is likely in the near future

5.3 BLACKWATER SOUTH NEIGHBOURHOOD AREA (HAWLEY)

LOCATION

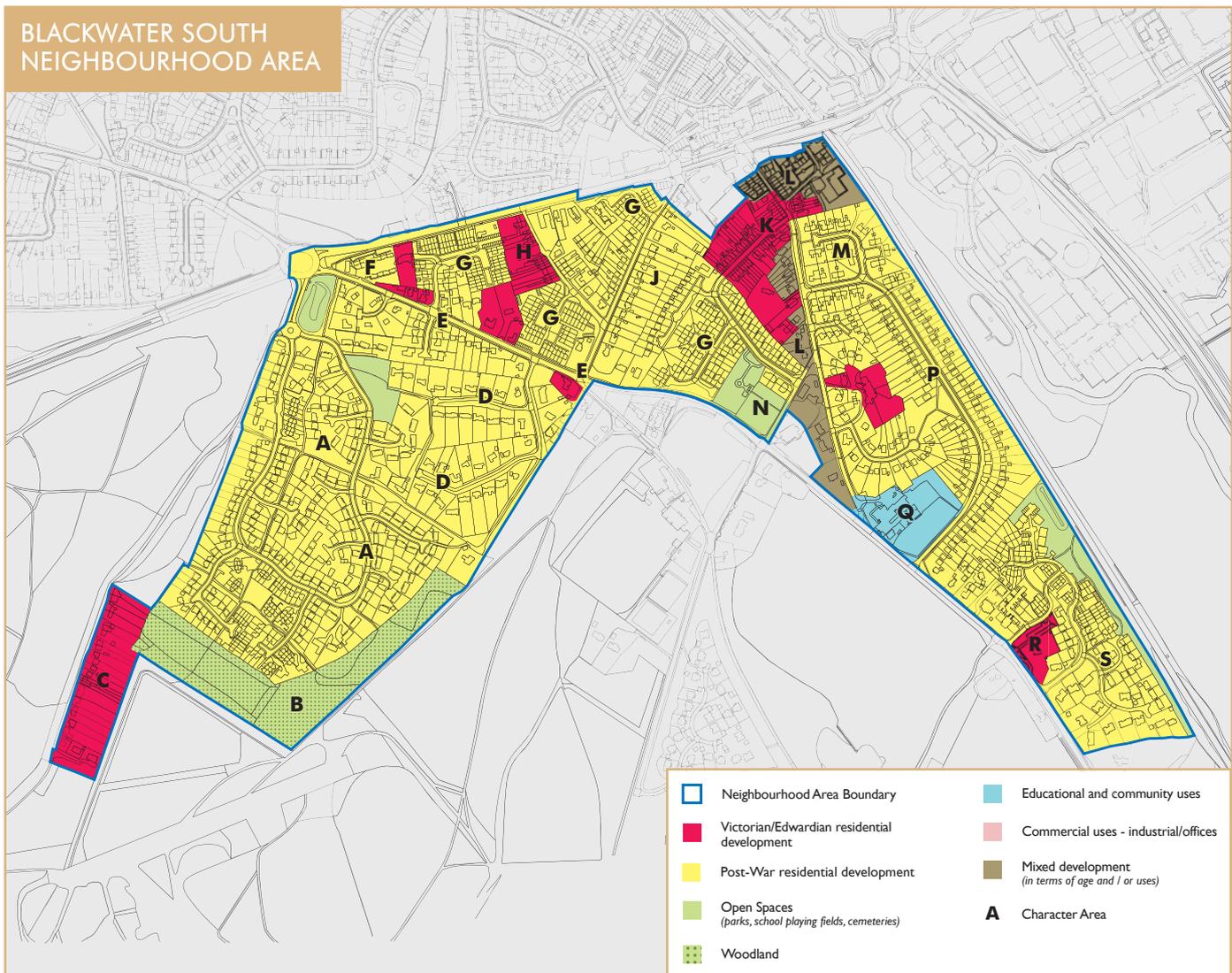
This residential Neighbourhood Area, commonly referred to as Hawley, lies to the south of the A30 (London Road) and whilst the majority of the buildings are 20th century, there are several notable groups of late 19th or very early 20th century housing. The open green spaces of the Hawley Park Conservation Area define part of this Neighbourhood Area's southern boundary, and other sections of this boundary look out over Hawley Common.

HISTORICAL DEVELOPMENT

Hawley appears to be older than either Darby Green or Frogmore, and is certainly much older than Blackwater. It includes a number of historic farmsteads including Hawley Farm in Hawley Road, which although appearing to date to the mid 19th century, retains what looks like 18th century or even earlier brickwork in the prominent flank chimney stack. Close by, Holy Trinity Church in Hawley Green dates to 1857. The development of isolated groups of mainly terraced cottages appears to have followed to either side of the London Road in the late 19th or early 20th centuries on what was former heathland or fields due to the provision of the railway station. Later 20th century housing has been inserted due to the proximity of the railway station, and this now makes up about 70% of the Neighbourhood Area.

GENERAL DESCRIPTION

Hawley is almost a separate hamlet with its own village hall, primary school, church, private leisure facilities, a cricket ground and an equestrian centre, some of which lie outside the Settlement Boundary. Further away from the A30, it retains a rural character due to the areas of woodland and open green space which lie close to it.



DESCRIPTION OF THE BLACKWATER SOUTH CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

Area A: 1980s housing in Waldorf Heights and Bloomsbury Way

- Spacious estate laid out along a sinuous curved road with a number of cul-de-sacs leading off
- Thick woodland surrounds the boundaries of the buildings, providing an attractive backdrop in views beyond the built-up area
- Mostly detached two storey houses on long thin plots
- Houses set back from the road with a varied building line
- Two house types predominate: neo-Georgian, with a colonnaded porch, and neo-Tudor, with applied timbering
- Some areas of more intensive development, mainly in Shaftesbury Mount



Typical housing densities: Mainly about 12 units/hectare with a small area of high density (40 units/hectare) to the south
Sensitivity to change: Medium

Area B: Woodland to the east and south of Waldorf Heights

- Attractive dense mature woodland, permeated by footpaths, which largely surrounds Character Area A above



Sensitivity to change: High

Area C: Mainly late 19th or early 20th century cottages facing Woodside

- 'Hidden' area of mainly late 19th or early 20th century development (one is dated 1888), accessed by narrow country lane
- About 24 properties of which nearly half are post 1945
- Attractive outlook to the west over open lands and woodland
- Buildings set close to road in long thin plots
- The two storey historic properties are mainly built from red brick with slate roofs and sash windows



Typical housing densities: 18 units/hectare
Sensitivity to change: High

Area D: 1950s or 1960s development in Fir Drive and Birch Drive

- Spacious estate of varied houses dating to the late 1950s or 1960s
- Two storeys high with pitched roofs
- Use of varied materials including red or light brown brick and concrete or clay roof tiles
- Trees and landscaping are very important
- Tranquil character due to location next to green open space



Typical housing densities: 9 units/hectare

Sensitivity to change: High

Area E: Mixed development along Hawley Road

- Hawley Road is a busy main road although the undulating topography and groups of mature trees in several locations give it the character of a country lane
- Very mixed development with varying plots sizes
- There are a number of individual buildings dating to the mid 19th century onwards, which face the street, and two 1960s estates (Springcross Avenue and Meadow Close) which are set back from Hawley Road in short cul-de-sacs
- The back elevations of the 1960s terraced housing in French Gardens back onto Hawley Road
- The two storey historic buildings can be stuccoed or built from brick with slate or tiles
- A former lodge of c1850 sits opposite the junction of Hawley Road and The Glebe



Typical housing densities: 9 units/hectare

Sensitivity to change: High

Area F: 1960s almshouses off Hawley Road

- A concise development of 1960s almshouses which sits in a prominent location next to roundabout on the A30 London Road and Hawley Road
- One two storey building and a series of single storey matching bungalows

Typical housing densities: 16 units/hectare
Sensitivity to change: Low



Area G: 1960s housing

- Area G comprises three 1960s estates of two storey houses which are located off cul-de-sacs which are accessed from Hawley Road or Green Lane
- Quebec Gardens, French Gardens and Broom Way are built to a high density with terraced two storey houses and some blocks of garages
- Use of brown brick, brown or green tile hanging, and concrete tiles to the pitched roofs



Typical housing densities: Between 23 to 37 unit/hectare
Sensitivity to change: Medium

Area H: Late 19th century development in Willow Lane

- Terraced cottages dating to the mid to late 19th century facing Willow Lane
- Painted or natural brick and peg tiled roofs
- A small group of three very early cottages facing London Road
- Use of red brick with sash windows and slate pitched roofs which face the street
- Small front gardens, many of which are used for car parking



Typical housing densities: 18 units/hectare
Sensitivity to change: High

Area J: Mainly Inter-War housing along Green Lane

- Mainly Inter-War detached houses set in long thin plots
- Two storeys high and varied materials such as clay pantiles or slate for the roofs
- Building line is fairly consistent although the buildings on the west side are set at an angle to the street
- Unusually, some of the houses have gables which face the street
- Trees and hedging are important



Typical housing densities: 17 units/hectare

Sensitivity to change: Medium

Area K: Late 19th century housing in New Road

- Concise area of late 19th century or early 20th century terraced housing (one property is dated 1901)
- Two cohesive rows of development, facing each other across the street
- Use of red and yellow brick, canted bay windows to the ground floors, sash windows, and slate roofs
- Similar development, although less cohesive, in Vicarage Road



Typical housing densities: 18 units/hectare

Sensitivity to change: High

Area L: Mixed development along Vicarage Road

- Vicarage Road is a busy road of very mixed mainly residential development
- It contains some late 19th century cottages or houses, interspersed by 1930s and 1960s houses
- At the northern end of the road, closest to Blackwater Town Centre, are blocks of flats, probably dating to the 1990s
- On the east side of the road, 1950s or 1960s estates (Hawthorn Crescent, Oakfield Road and Pine Drive – Areas M and P) back onto Vicarage Road but do not face it
- To the south, the profusion of mature trees and hedging provides the character of a rural lane
- Hawley Primary School is located at its junction with Hawley Road



Typical housing densities: 22 units/hectare

Sensitivity to change: Medium

Area M: 1950s housing in Hawthorne Crescent/north Oakfield Road

- A cohesive development of two storey brown brick houses and bungalows of the late 1950s
- Paired properties set out in carefully arranged layout



Typical housing densities: 17 units/hectare
Sensitivity to change: High

Area N: Cemetery

- Cemetery to Holy Trinity Church, dating to the late 19th century and still in use
- Valuable open space which links with the adjoining green spaces and trees on the south side of Hawley Road



Sensitivity to change: High

Area P: 1960s/70s housing in Oakfield Road and Glenhurst Close

- Mixed but fairly cohesive development of two storey houses and bungalows
- Common building line with the buildings set back from road in relatively short thin plots
- Grass verges and an area of open green space provides some focus to the development



Typical housing densities: 18 units/hectare
Sensitivity to change: Medium

Area Q: Hawley Primary School

- 1960s school with associated playing fields on prominent corner location

Sensitivity to change: Medium

**Area R: Hawley Farmhouse and barn**

- Historic former farmhouse and associated farm buildings
- Hawley Farmhouse appears to be a mid 19th century rebuild of an earlier structure, as the chimney breast retains what looks like 18th century brickwork
- The brick built barn is in very poor condition, particularly the slate roof
- The land associated with these buildings appears to have been developed with housing in the 1970s and 1980s, so the barn particularly has very little space around it



Sensitivity to change: High

Area S: 1970s and 1980s development in Thornfield Gardens & Medlar Drive

- Area of mixed two storey residential development with higher density terraced housing of the 1970s and detached houses in more spacious plots, probably of the 1980s
- Varied materials including neo-Tudor details to some of the larger houses
- Areas of open green space and views across adjoining countryside in places

Typical housing densities: Between 10 and 27 units/hectare

Sensitivity to change: Medium



DESIGN GUIDANCE FOR THE BLACKWATER SOUTH (HAWLEY) NEIGHBOURHOOD AREA

Areas A, D, and M

- These are carefully planned and laid out residential areas where any changes should be minimal
- The spacious plots and landscape features must be retained or enhanced, so the amalgamation of plots is unlikely to be acceptable as this would detract from the cohesive design of the original estates
- The replacement of individual buildings might be acceptable (apart from Hawthorne Crescent/north Oakfield Road) subject to reaching a high quality of design which does not conflict with the existing character of the area

Areas B and N

- These valuable areas must be preserved and the woodland managed as an important local amenity for the adjoining housing

Area C

- The existing historic buildings must be preserved
- Post 1945 buildings could be redeveloped but not if the use of the site would intensify
- New buildings must therefore be of a very high quality and of a sympathetic scale and general form

Area E

- The existing historic buildings should be protected and their garden settings enhanced
- The spacious plots in Hawley Road, Springcross Avenue and Meadow Close, should be retained with their planting and trees
- The redevelopment of the 1960s houses will only be allowed on a like-for-like basis

Area F

- This is a complex of 1960s buildings of little architectural merit
- The redevelopment of this prominent corner site might provide an opportunity of improving the appearance of the area
- Any new buildings should be no taller than two storeys

Area G

- These are fairly consistently detailed 1960s terraced houses
- Any replacement should be to a similar scale and density

- Existing green spaces should be preserved
- The removal or improvement of the existing garage blocks would be welcome

Areas H and K

- Protect and enhance the established character of these historic areas
- Preserve the late Victorian and Edwardian buildings which make an important contribution to local character and distinctiveness
- Any extensions to these buildings will need to be sensitive to their character and appearance, using only appropriate materials
- Protect existing gardens and ensure that existing historic boundaries are preserved
- Protect existing hedges and trees
- Discourage the loss of front gardens to car parking
- Proposals for the redevelopment of any of the existing detached buildings, or the amalgamation of existing plots, are unlikely to be approved

Areas J, P, and S

- Preserve the existing plots and building lines
- Resist the amalgamation of plots as this would upset the existing grain of development
- Like-for-like replacement of buildings might be acceptable subject to careful design
- Protect front gardens, boundaries and planting

Area L

- Preserve the existing historic buildings
- Maintain the rural qualities of the southern part of the road, including protecting the gardens, trees and planting
- The redevelopment of 20th century buildings might be acceptable subject to very careful design and no intensification of use

Area Q

- 1960s school buildings

Area R

- The barn is in urgent need of repair and should be preserved
- Hawley Farmhouse is an important historic building and the assumption is that it will be retained and its existing garden preserved

